

PROPOSED ZONING TEXT AMENDMENT

Section 3.2.5: Hospitals, Sanitaria, Rest Homes, Assisted Living Facilities, Senior Independent Living Facilities, Convalescent or Nursing Homes, Long Term Care Facilities and Continuing Care Retirement Communities

[Text to be deleted is shown in ~~**bold strikethrough**~~;
text to be added is shown in **bold underline**]

3.2.5 Hospitals, sanitaria, rest homes, assisted living facilities, senior independent living facilities (effective 12-1-01), convalescent or nursing homes, long term care facilities and continuing care retirement communities (effective 4-15-2015), subject to the following standards.

A. Location

No site shall be approved unless it is on or within 300 feet of an arterial street as set forth in the Plan of Conservation and Development, and unless it is connected to public water and sewers.

B. Height of Buildings

No principal building may exceed the height of three (3) stories or 35 feet ~~or five (5) stories or 75 feet in a B-BT (Business Berlin Turnpike)~~ **except in the B-BT zone, where the maximum height shall be five (5) stories or 75 feet.** No accessory building may exceed the height of 15 feet. (Effective 4-15-2015)

C. Site Area

One acre of site shall be required for each ~~30~~ **20** patient beds or living units **except in the B-BT zone, where one acre of site shall be required for each 30 patient beds.** ~~In-and-in~~ no case shall the site be smaller than 5 acres. (Effective 4-15-2015)

D. Site Requirements

Minimum lot frontage shall be no less than 100 feet. Buildings shall be sited, and landscaping and buffer areas provided to assure maximum privacy to the residents and adjoining uses. Suitable recreation facilities, appropriate to the function of the use, shall be provided. (Effective 12-1-01)

Section 3.15 Special Exceptions Permitted in B-BT Business Berlin Turnpike Zone

The following uses are declared to possess such special characteristics that each must be considered as a special exception. They may be permitted by the Commission in any zone, subject to the following conditions and the provisions of Sections 5.2 and 5.3.

3.15.10 ~~Hospitals, sanatoria, rest homes, senior independent living facilities convalescent or nursing homes, long term care facilities and continuing care retirement communities, subject to the following standards.~~

~~A. Location~~

~~No site shall be approved unless it is on or within 300 feet of an
arterial street as set forth in the Comprehensive Plan of Development,
and unless it is connected to public water and sewers.~~

~~B. Height of Buildings~~

~~No principal building may exceed the height of five (5) stories and 75
feet zone. No accessory building may exceed the height of 15 feet.~~

~~C. Site Area~~

~~One acre of site shall be required for each 30 patient beds or living
units and in no case shall the site be smaller than 5 acres.~~

~~D. Site Requirements~~

~~Minimum lot frontage shall be no less than 100 feet. Buildings shall
be sited, and landscaping and buffer areas provided to assure
maximum privacy to the residents and adjoining uses. Suitable
recreation facilities, appropriate to the function of the use, shall be
provided.~~